



Ibbett Mosely

The Hamlet, 2b Plowenders Close, Addington,
West Malling, Kent, ME19 5AX



A stunning modern detached bungalow with underfloor heating, ensuite to master bedroom, open plan kitchen diner and well proportioned lounge overlooking a private garden.

Situated on private cul de sac within walking distance to local pubs and golf course within 3 miles of West Malling High Street.

Guide Price £750,000

Entrance Hall

The entrance hall welcomes you into the home with a bright and airy feel. It features wood-effect flooring that runs throughout the property and neutral walls decorated with a tasteful gallery of framed pictures. Doors lead off to the bedrooms, bathrooms, and living areas, with natural light filtering in from the front door.

Kitchen / Diner

20'8" x 13'1"

This generously sized kitchen diner offers a contemporary space for cooking and dining. It features an island with bar seating, integrated appliances including an oven and hob, and a window that lets in natural light. The room extends into a dining area with a large wooden table and chairs, and French doors open to the garden, creating a seamless flow between indoor and outdoor living. The underfloor heating adding warmth and continuity throughout the space.

Utility Room

A fabulous, useful utility room, off the kitchen with similar functional cupboards and space for washing machine and utilities. Side door to large side garden space to hang out laundry.

- Modern Detached Bungalow - EPC rating B
- Underfloor Heating Throughout
- No onward chain
- Private Rear Garden
- Corner of Cul de Sac
- Bespoke lodge in garden
- Garage and driveway
- Walking Distance to Local Village Pub & Golf Course
- Guide Price £750,000

Sitting Room

18'1" x 13'2"

A comfortable sitting room designed to relax and entertain. It has large windows and French doors that lead out to the garden patio, filling the room with natural light. Neutral walls and wood-effect flooring create a calm and inviting atmosphere, complemented by a large corner sofa and a fireplace, giving the room a cosy feel.

Master Bedroom

15'6" x 14'7"

The master bedroom is a spacious and restful retreat, featuring a feature window that fills the room with natural light. It includes built-in wardrobes with mirrored sliding doors, providing ample storage without sacrificing space. The room has a soft, neutral décor and wood-effect flooring, creating a sense of calm. A door leads to a private en suite bathroom for added convenience.

En suite

This en suite bathroom is modern and practical, designed with a wet room shower and fitted with contemporary fixtures. The space has a clean, neutral colour palette and includes a large mirror, a towel radiator, and a wide vanity area for toiletries, making it both stylish and functional.





Bedroom 2 14'1" x 9'5"

A well-proportioned bedroom with a wooden double bed, neutral walls, and wood-effect flooring. The window has white shutters and floral curtains that frame the view, while a wall-mounted TV adds to the room's comforts. This room offers a peaceful place for rest or work-from-home flexibility.

Bathroom

The main bathroom offers a bright and fresh space with a bathtub and shower overhead. It features patterned floor tiles that add character, a wall-mounted mirror, and a heated towel rail. The light tones of the walls complement the natural light coming through a skylight, creating a welcoming atmosphere.

Bedroom 3 9'9" x 8'3"

This second bedroom is cosily sized and features a bed with crisp bedding, a window with shutters, and wood-effect flooring. The room's soft colour palette and simple furnishings create a calm and inviting atmosphere, perfect for a child, guest, or home office space.

Garden Lodge 9'4" x 7'4"

This well-equipped office space offers a dual purpose as a study and gym. It is lined with wooden cladding and features a large window providing plenty of natural light. Furnished with a desk, office chair, and exercise bike, this room is ideal for working from home or keeping active without leaving the property.

Rear Garden

A beautifully landscaped rear garden offering a peaceful outdoor retreat. It features a large paved patio area that extends from the house, perfect for outdoor dining and entertaining. Beyond the patio, the garden opens to a generous lawn bordered with mature trees and shrubs, providing privacy and a natural backdrop. A contemporary garden room with large windows and a covered seating area stands at one end of the garden, ideal for relaxing or working in a tranquil setting.





Front Exterior

The front exterior presents a charming bungalow with a mixture of white and brick exterior walls. A paved driveway provides ample parking space, and the front garden is thoughtfully planted with shrubs and small trees, creating an inviting and well-maintained entrance to the property.

Garage

17'9" x 9'11"

A spacious garage offering secure parking and additional storage. It has a door to the front, providing convenient access, and enough room to accommodate a large vehicle or use as a workshop area.

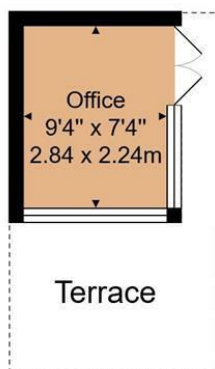
Addington

The bungalow is situated in the popular village of Addington, a designated area of 'outstanding natural beauty.' The village is home to West Malling Golf Club, The Angel Inn, Addington Village Hall and a beautiful Grade I listed church. Also of note is the local country park spread across 160 acres on the crest of the North Downs and also benefits from good local hacking and equestrian facilities nearby.

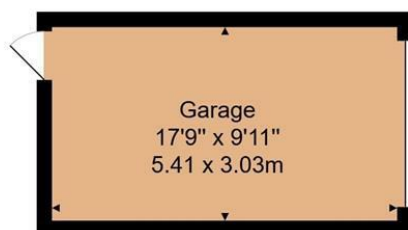
Addington is in close proximity to Trottiscliffe and Ryarsh villages. Also nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs.

There are a good number of well regarded state and independent schools in the area.



Area: 68 ft² ... 6.4 m²



Area: 176 ft² ... 16.4 m²



Bungalow Approx. Gross Internal Area
1300 sq. ft / 120.8 sq. m

Approx. Gross Internal Area
1544 sq. ft / 143.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- B

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property.

...a name you can trust
offices in Kent and London